

## TO THE OUTSIDE

Occupying a corner plot, timber gates open to reveal driveway parking and access to :-

## SINGLE GARAGE

4.93m x 2.58m (16'2" x 8'5")  
With manual up and over front door.

## GARDENS

Occupying an attractive corner plot with gardens extending to three sides. Front garden is set largely to lawn behind low Dwarf walling, maintained hedgerows, neatly maintained flower beds flank either side of the path to the front door.



Handgate to side leads to rear garden set largely to lawn bordered with timber fencing and neatly maintained conifer hedging, flagged patio area and raised timber decking provides ideal space for outdoor entertaining and relaxation along with 'al-fresco' dining in the summer months.

## COUNCIL TAX

Band C (from internet enquiry).

## GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

## VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

## MORTGAGES

If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

All mortgages are subject to status and valuation. Any lender will require a charge on the property.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Written quotations are available on request.

Details prepared November 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Barwick in Elmet ~ 15 Elmet Road, LS15 4HD

An extremely well presented and tastefully decorated three bedroom semi-detached home, conveniently located in the heart of this popular village with easy access to Leeds and York along the A64 along with A1(M) motorway networks.

- Modernised throughout by the current owners
- Open plan living/dining kitchen to ground floor
- Refitted kitchen and refitted bathroom
- Corner plot with "sun-trap" rear garden
- Off-road parking and single garage
- Popular village location

**£310,000** PRICE REGION FOR THE FREEHOLD



## MISREPRESENTATION ACT

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1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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**Renton & Parr**

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All-round excellence, all round Wetherby since 1950



## BARWICK INELMET

Barwick in Elmet is an attractive village situated some three miles from the A1 and within car commuting distance of Leeds, York and Harrogate, with its own selection of shops, schools and facilities and some ten miles from the Market Town of Wetherby.

### DIRECTIONS

From the A1 travelling south bound, take the Leeds/York A64 slip road. At the roundabout take the fourth exit along York Road A64 towards Leeds. After a short time turn left just after the Fox & Grapes public house onto Kiddal Lane. Turn right onto Potterton Lane, continue towards the village. Upon entering the village, turn right onto The Cross and then keep left onto Main Street opposite the Gascoigne Arms. Continue along Main Street, then turn left onto Long Lane, left again onto Richmondfield Lane then turn left onto Elmet Road. Continue to the T junction where the property is situated on the left hand side and identified with a Renton & Parr for sale board.



### THE PROPERTY

Having undergone a comprehensive program of modernisation, this three bedroom semi-detached home offers light and spacious living accommodation which is ready to move straight in to. Benefiting from gas fired central heating and double glazed windows and doors, the accommodation in further detail giving approximate room sizes comprises :-

### GROUND FLOOR

#### ENTRANCE HALLWAY

Entering through replacement double glazed front door into bright open entrance hallway with two further double glazed windows, double radiator, staircase leading to first floor with storage cupboard beneath. Central light fitting, attractive high gloss tiled floor extending throughout the ground floor into :-

#### OPEN PLAN LIVING/DINING KITCHEN

7.37m x 5.06m (24'2" x 16'7") Narrowing to 3.13m (10'3") Bright and open plan living dining kitchen, ideal for entertaining, separated to :-

#### LIVING ROOM

3.93m x 3.13m (12'10" x 10'3") With large double glazed window to front, double radiator beneath, central light fitting, chimney breast with open recess for fireplace with tiled hearth, open archway leading to :-



#### KITCHEN/DINER

5.07m x 3.25m (16'7" x 10'7") Fitted with modern stylish kitchen comprising range of base units, cupboards and drawers complete with island unit. Integrated appliances include electric double oven with four ring gas hob, stainless steel sink unit with mixer tap above, space for large American style fridge freezer, double glazed window to side, double glazed patio door into raised decking area to rear, two pendant light fittings and recess ceiling lighting and large double radiator. Glazed doorway into :-



#### REAR PORCH

2.44m x 0.71m (8'0" x 2'3") With UPVC double glazed windows to three sides along with double glazed rear door, space and plumbing for automatic washing machine and tumble dryer with tiled flooring.

### FIRST FLOOR

#### LANDING

Double glazed window to side, central light fitting and loft access hatch.

#### BEDROOM ONE

3.97m x 3.02m (13'0" x 9'10") Large double glazed window to front, radiator beneath, central pendant light fitting.



#### BEDROOM TWO

3.29m x 3.01m (10'9" x 9'10") Double glazed window to rear, radiator beneath, central pendant light fitting.



#### BEDROOM THREE

3.02m x 1.95m (9'10" x 6'4") Double glazed window to front, radiator beneath. Storage cupboard, central light fitting.



#### BATHROOM

2.21m x 1.94m (7'3" x 6'4") overall Refitted with a modern white suite comprising low flush w.c., vanity wash basin with storage cupboard beneath, shaped panelled bath with shower and screen above, double glazed window, chrome heated towel rail, recess ceiling lighting and wood effect laminate flooring.

